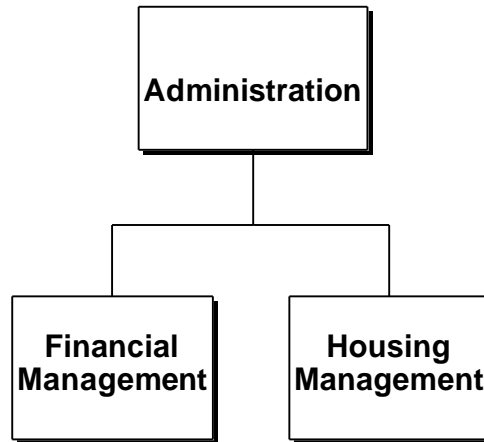


**DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
FUND 967, PUBLIC HOUSING PROGRAM PROJECTS  
UNDER MANAGEMENT**



# FUND 967

## PUBLIC HOUSING PROGRAM

### PROJECTS UNDER MANAGEMENT

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#### *Agency Position Summary*

41 Regular Positions / 40.5 Regular Staff Years

#### ***Position Detail Information***

##### **ADMINISTRATION**

1 Network/Telecom Analyst II  
1 Programmer Analyst I  
2 Positions  
2.0 Staff Years

##### **FINANCIAL MANAGEMENT**

1 Chief Accounting Fiscal Officer  
1 Accountant II  
4 Administrative Assistants III  
1 Administrative Associate  
7 Positions  
7.0 Staff Years

##### **HOUSING MANAGEMENT**

1 DHCD Property Management Supervisor  
1 Housing Services Specialist V  
1 Housing Services Specialist IV  
1 Housing Services Specialist III  
7 Housing Services Specialists II  
2 Housing Services Specialists I 1 PT  
3 Senior Maintenance Supervisors  
3 Air Conditioning Equipment Repairers  
2 Carpenters II  
1 Carpenter I  
2 General Building Maintenance Workers I  
1 Painter I  
1 Administrative Assistant V  
1 Administrative Assistant IV  
3 Administrative Assistants II  
1 Storekeeper  
1 Warehouse Worker-Driver  
32 Positions  
31.5 Staff Years

PT Denotes Part-Time Positions

# FUND 967

## PUBLIC HOUSING PROGRAM

### PROJECTS UNDER MANAGEMENT

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#### Agency Mission

To ensure that all tenants of Fairfax County Redevelopment and Housing Authority's (FCRHA) owned and operated public housing units are provided with decent, safe, and adequate housing; maintenance and management; social services referrals; and housing counseling.

Agency Summary					
Category	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	41/ 40.5	41/ 40.5	41/ 40.5	41/ 40.5	41/ 40.5
Expenditures					
Personnel Services	\$1,731,925	\$1,798,995	\$1,798,995	\$1,874,675	\$1,874,675
Operating Expenses	3,466,231	3,331,106	3,704,127	3,418,485	3,418,485
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$5,198,156</b>	<b>\$5,130,101</b>	<b>\$5,503,122</b>	<b>\$5,293,160</b>	<b>\$5,293,160</b>

Summary by Cost Center					
Category	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
Administration	\$1,386,824	\$1,548,638	\$1,548,638	\$1,539,436	\$1,539,436
Tenant Services	17,090	24,865	24,865	24,865	24,865
Utilities	1,661,479	1,381,471	1,497,978	1,469,973	1,469,973
Ordinary Maintenance/Operation	1,535,683	1,379,525	1,415,661	1,405,212	1,405,212
General Expenses	374,410	451,634	451,634	512,216	512,216
Non-Routine Expenditures	16,383	21,027	21,027	21,027	21,027
Other Expenses	206,287	322,941	543,319	320,431	320,431
<b>Total Expenditures</b>	<b>\$5,198,156</b>	<b>\$5,130,101</b>	<b>\$5,503,122</b>	<b>\$5,293,160</b>	<b>\$5,293,160</b>

### ***Board of Supervisors' Adjustments***

***The following funding adjustments reflect all changes to the FY 2003 Advertised Budget Plan, as approved by the Board of Supervisors on April 29, 2002:***

- ◆ The Board of Supervisors made no changes to the FY 2003 Advertised Budget Plan.

***The following funding adjustments reflect all approved changes to the FY 2002 Revised Budget Plan from January 1, 2002 through April 22, 2002. Included are all adjustments made as part of the FY 2002 Third Quarter Review:***

- ◆ In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$369,959 has been reflected as an increase to the FY 2001 expenditures and \$62,522 has been reflected as a decrease to the FY 2001 revenues.

# **FUND 967**

## **PUBLIC HOUSING PROGRAM**

### **PROJECTS UNDER MANAGEMENT**

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- ◆ FY 2002 expenditures increase \$77,995 due to projected utility requirements and FY 2002 revenues increase \$76,323 due to the receipt of an additional Operating Subsidy from the U.S. Department of Housing and Urban Development (HUD).

As a result of the increases to expenditures and revenues, and the net audit adjustment, the FY 2002 ending balance is decreased by \$434,153.

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### ***County Executive Proposed FY 2003 Advertised Budget Plan***

#### **Purpose**

The Federal Public Housing Program is a housing program administered by the U.S. Department of Housing and Urban Development (HUD) to provide funds for rental housing serving low income households that is owned and operated by local housing authorities such as the Fairfax County Redevelopment and Housing Authority (FCRHA). Previously, there were three components of this program, with separate funding for development/acquisition of housing, operation, and capital improvements. Fund 967 is for management and maintenance of public housing properties and includes an annual Federal operating subsidy. Fund 968, Public Housing Under Development, provided capital funds for the construction or acquisition of Public Housing units, however, this funding has been eliminated. Fund 969, Public Housing Under Modernization, provides funds for capital improvements and repairs of existing Public Housing through an annual Capital Fund grant (formerly the Comprehensive Grant).

#### **FY 2003 Initiatives**

- ◆ In FY 2003, total funding of \$5,293,160 is included for the support of Personnel, Operating Expenses and Capital Equipment for the Projects Under Management component of the Public Housing Program.
- ◆ In FY 2003, dwelling rents total \$4,055,745 and support 81.6 percent of the operating costs, excluding debt service, \$320,431, which is totally funded by HUD. Other sources of revenue include payments for utilities in excess of standards established by the FCRHA, \$157,364, maintenance charges, late fees, and laundry income, \$77,030, and Investment Income, \$100,126. There are a total of 41/40.5 SYE regular positions funded by the Public Housing Program. Under the current HUD Performance Funding System, the FCRHA is eligible for operating subsidies to support the administration of the program. In FY 2003, the amount anticipated for HUD operating subsidies is projected at \$552,240. Other maintenance and administrative positions providing support for this program are funded in the General Fund.
- ◆ In addition to public housing support provided in this Fund, FY 2003 funds totaling \$625,640 are provided in the General Fund, Agency 38, Department of Housing and Community Development in support of refuse collection costs, painting expenses, and townhouse/condominium fees.

# FUND 967

## PUBLIC HOUSING PROGRAM

### PROJECTS UNDER MANAGEMENT

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The Public Housing projects, as reflected in the following chart, are located throughout the County.

Project Name	HUD Number	Number of Units	Supervisory District
Audubon Apartments	VA 19-01	46	Lee
Rosedale Manor	VA 19-03	97	Mason
Newington Station	VA 19-04	36	Springfield
The Park	VA 19-06	24	Lee
Shadowood	VA 19-11	16	Hunter Mill
Atrium Apartments	VA 19-13	37	Lee
Villages of Falls Church <sup>1</sup>	VA 19-25	37	Mason
Heritage Woods I	VA 19-26	19	Braddock
Robinson Square	VA 19-27	46	Braddock
Heritage Woods South	VA 19-28	12	Braddock
Sheffield Village	VA 19-29	8	Mt. Vernon
Greenwood	VA 19-30	138	Mason
Briarcliff II	VA 19-31	20	Providence
West Ford II	VA 19-32	22	Mt. Vernon
West Ford I	VA 19-33	24	Mt. Vernon
West Ford III	VA 19-34	59	Mt. Vernon
Barros Circle	VA 19-35	44	Sully
Belle View	VA 19-36	40	Mt. Vernon
Kingsley Park	VA 19-38	108	Providence
Scattered Sites	VA 19-39	25	Various
Reston Town Center	VA 19-40	30	Hunter Mill
Old Mill	VA 19-42	48	Lee
Ragan Oaks	VA 19-45	51	Sully
Tavenner Lane <sup>2</sup>	VA 19-51	12	Lee
Waters Edge	VA 19-52	9	Sully
West Glade	VA 19-55	50	Hunter Mill
Scattered ADU Sites	VA 19-56	7	Various
<b>Total Units<sup>3</sup></b>		<b>1,065</b>	

<sup>1</sup> This HUD project includes one unit at Heritage Woods South in Braddock District.

<sup>2</sup> Property is owned by a limited partnership of which the FCRHA is the managing general partner. Therefore, rental revenue and other expenses for this property are not reported in Fund 967.

<sup>3</sup> There are projected to be 1,065 units of Public Housing; however, only 1,051 are income producing. There are two units off-line, one of which is used as an office and the other as a community room. Per HUD guidelines, the community room is not reported to HUD when requesting Operating Subsidy. The FY 2003 vacancy rate is projected to be one percent for public housing properties.

Admissions and Occupancy policies for this program are governed by the Quality Housing and Work Responsibility Act of 1998 (which amended the United States Housing Act of 1937) and are consistent with the objectives of Title VI of the Civil Rights Act of 1964. Eligibility for admission and occupancy to Low Income Housing requires the applicants to fulfill the following general criteria: (1) qualify as a family, (2) have annual income which does not exceed the income limits for admission to a designated development, and (3) qualify under the Local Preference of working at least 30 hours per week in Fairfax County, being 62 years of age or older, or receiving disability payments based upon that person's ability to work.

# **FUND 967**

## **PUBLIC HOUSING PROGRAM**

### **PROJECTS UNDER MANAGEMENT**

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The current income limits for the program as established by HUD as of April 6, 2001 are as follows:

INCOME LIMITS		
Number of Persons	Very Low	Low
1	\$29,400	\$36,750
2	\$33,600	\$42,000
3	\$37,800	\$47,250
4	\$42,000	\$52,500
5	\$45,350	\$56,700
6	\$48,700	\$60,900
7	\$52,100	\$65,100
8	\$55,450	\$69,300

## **Funding Adjustments**

*The following funding adjustments from the FY 2002 Revised Budget Plan are necessary to support the FY 2003 program:*

- ◆ A net increase of \$75,680 in Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ A net decrease in Operating Expenses of \$207,647 not required in FY 2003 as a result of one-time carryover expenditures for Debt Service payments for Federal Financing Bank Bonds, HUD long term mortgages, and Rosedale Manor Bonds, offset by increases in utility expenses based on usage and economic trends in the energy industry.

*The following funding adjustments reflect all approved changes to the FY 2002 Revised Budget Plan since the passage of the FY 2002 Adopted Budget Plan. Included are all adjustments made as part of the FY 2001 Carryover Review and all other approved changes through December 31, 2001:*

- ◆ As part of the FY 2001 Carryover Review, the Board of Supervisors approved \$295,026 including encumbered carryover of \$74,648 and unencumbered carryover of \$220,378.

# FUND 967 PUBLIC HOUSING PROGRAM PROJECTS UNDER MANAGEMENT

## FUND STATEMENT

Fund Type H96, Public Housing

Fund 967, Projects Under Management

	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$670,855</b>	<b>\$715,391</b>	<b>\$573,053</b>	<b>\$584,871</b>	<b>\$150,718</b>
Revenue:					
Dwelling Rental Income	\$3,606,088	\$3,701,693	\$3,701,693	\$4,055,745	\$4,055,745
Excess Utilities	168,273	150,297	150,297	157,364	157,364
Interest on Investments	163,060	100,126	100,126	100,126	100,126
Other Operating Receipts	141,063	118,321	118,321	77,030	77,030
HUD Annual Contribution	239,205	322,941	322,941	320,431	320,431
HUD Subsidy <sup>1</sup>	782,665	611,086	687,409	552,240	552,240
<b>Total Revenue<sup>2</sup></b>	<b>\$5,100,354</b>	<b>\$5,004,464</b>	<b>\$5,080,787</b>	<b>\$5,262,936</b>	<b>\$5,262,936</b>
<b>Total Available</b>	<b>\$5,771,209</b>	<b>\$5,719,855</b>	<b>\$5,653,840</b>	<b>\$5,847,807</b>	<b>\$5,413,654</b>
Expenditures: <sup>2,3</sup>					
Administration	\$1,386,824	\$1,548,638	\$1,548,638	\$1,539,436	\$1,539,436
Tenant Services	17,090	24,865	24,865	24,865	24,865
Utilities	1,661,479	1,381,471	1,497,978	1,469,973	1,469,973
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<b>Total Expenditures</b>	<b>\$5,198,156</b>	<b>\$5,130,101</b>	<b>\$5,503,122</b>	<b>\$5,293,160</b>	<b>\$5,293,160</b>
<b>Total Disbursements</b>	<b>\$5,198,156</b>	<b>\$5,130,101</b>	<b>\$5,503,122</b>	<b>\$5,293,160</b>	<b>\$5,293,160</b>
<b>Ending Balance</b>	<b>\$573,053</b>	<b>\$589,754</b>	<b>\$150,718</b>	<b>\$554,647</b>	<b>\$120,494</b>

<sup>1</sup> Category represents a HUD operating subsidy based on revenue and expenditure criteria developed by HUD utilizing their performance funding system criteria.

<sup>2</sup> Expenditure categories reflecting HUD required cost groupings. In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$369,959 has been reflected as an increase to the FY 2001 expenditures and \$62,522 has been reflected as a decrease to the FY 2001 revenues. The audit adjustment has been included in the FY 2001 Comprehensive Annual Financial Report (CAFR).

<sup>3</sup> Expenditure categories reflecting HUD required cost groupings.